

COMMERCIAL ESTATE AGENTS & VALUERS

**HIGH QUALITY OFFICE SUITE WITHIN COURTYARD
DEVELOPMENT
502 SQ FT APPROX
FOR SALE
14 BREASY PLACE, BURROUGHS GARDENS,
HENDON, LONDON NW4 4AT**



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NOTE: These particulars are intended for general guidance only. Your attention is drawn to the notice appearing overleaf.



LOCATION

Breasy Place is situated just off The Burroughs close to the junction with Watford Way (A41) which provides speedy access to the West End and City. The North Circular Road (A406) and the M1 Motorway are within proximity. Hendon Central underground station (Northern Line) and the shops are within easy walking distance.

ACCOMMODATION

Breasy Place is a gated courtyard office development. Unit 14 is a first floor suite within a new development which has been completed to a high specification and is arranged as an open plan layout affording an approximate gross internal

FLOOR AREA 502 SQ FT

AMENITIES

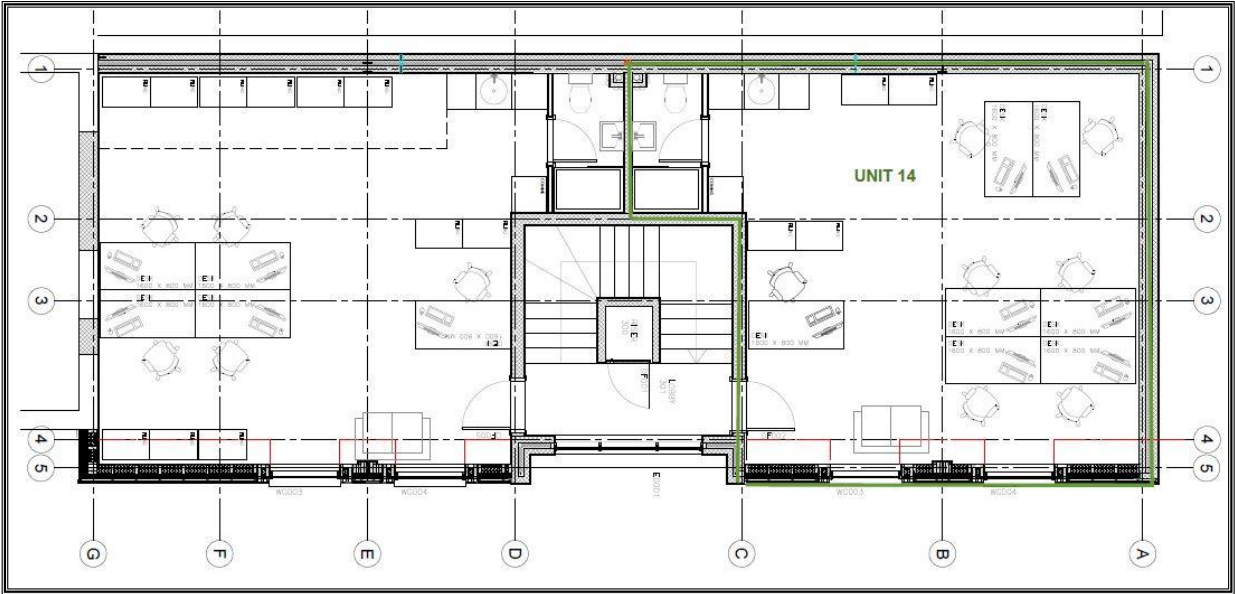
- * Video entryphone
- * Security gates
- * Air conditioning / heating
- * LED Lighting
- * Power & data points
- * Comms cupboard
- * Porcelain floor tiles
- * Double glazed windows
- * Good natural light and sky light
- * Kitchen incorporating dishwasher and fridge
- * Toilet and shower
- * Excellent energy performance rating A
- * Parking for 1 vehicle

PRICE:	£507,000 for the benefit of a 999 year lease at peppercorn ground rent.
RATES	TBA.
ESTATE CHARGE	Approximately £750 per annum.
SERVICE CHARGE	Estimated £1,200 per annum.
EPC	A.
LEGAL COSTS	Each party is to be responsible for their own legal costs incurred.
VIEWING	Strictly by appointment through sole agents as above.









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